LOT 164
IN OR 1966/231
PLUMMER CREEK #1 PB 8/28

SAINTLEGER JAMES & TYKIA
83212 PURPLE MARTIN DR
YULEE, FL 32097

2026

12-2N-26-1601-0164-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

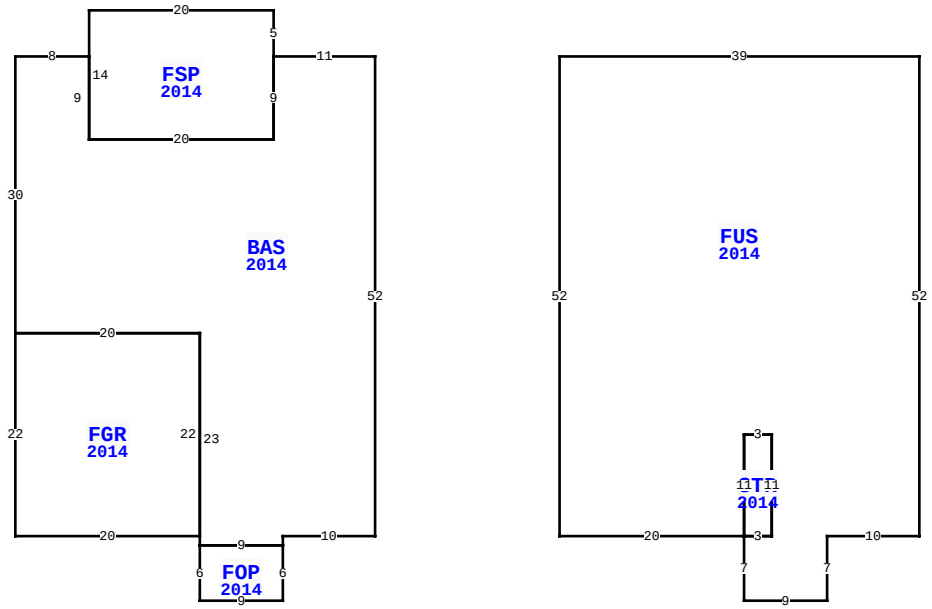
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,417	100	2014	1,417	154,782
FGR	440	55	2014	242	26,434
FOP	54	30	2014	16	1,747
FSP	280	40	2014	112	12,234
FUS	2,058	100	2014	2,058	224,800
STR	33	10	2014	3	328
TOTALS	4,282			3,848	420,327

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,848	110.0880	115.59	444,790	2014	2014	0	0	0	5.50	94.50

1 SINGLE FAM 100% - 2016 Heated Area: 3475 HX Base Yr 2016



83212 PURPLE MARTIN DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		420,327
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		485,327
SOH/AGL Deduction		204,751
ASSESSED VALUE		280,576
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		224,165
TOTAL JUST VALUE		485,327
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		449,172

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429436	CO ISSUED	0	01/12/2015
B1429436	NEW CONSTR	416,709	10/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1966/0231	1/27/2015	WD	U	I	11	100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SAINTLEGER JAMES &						
1961/0506	1/27/2015	WD	Q	I	01	247,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SAINTLEDGER JAMES &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W11 FSP=[YR=2014] N5 W20 S14 E20 N9$ S9 W20 N9 W8 S30 FGR=[YR=2014] S22 E20 N22 W20$ E20 S23 FOP=[YR=2014] S6 E9 N6 W9$ E9N1 E10 N52$ PTR=E20 FUS=[YR=2014] E39 S52 W10 S7 W9 N7 STR=[YR=2014] N11 E3 S11 W3$ E3 N11 W3 S11 W20 N52$W20$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS